



CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
OCTOBER 17, 2007



Chair Waterfield called the meeting to order at 6:30 p.m.

PRESENT: Commissioners Adrian Andrade, Rodger Brown, Tom S. Lopez, Michael W. Moats, and Chair Etta Waterfield.

STAFF PRESENT: Planning Division Manager – Peggy Woods
Senior Deputy City Attorney – Wendy Stockton
Senior Civil Engineer – Rodger Olds
Recording Secretary – Kathleen Villegas
Planner II – Brian Halvorson, Greg Stones

PUBLIC COMMENT PERIOD: No one present wished to speak.

ITEM 1 - CONSENT CALENDAR: The consent calendar is approved with one motion. These items are read only on request of Commission members. Should anyone, including members of the public, wish to discuss or disapprove any item, it must be dropped from the blanket motion and considered as a separate item.

VOTE: 5-0: Ayes: Commissioners Andrade, Lopez, Moats, Brown, Waterfield; Noes: None; Abstained: None; Absent: None.

- a. **REVIEW OF A ONE YEAR EXTENSION OF TIME FOR A PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT FOR MATTEI'S LANDING LOCATED AT THE SOUTHWEST CORNER OF SOUTH BLOSSER ROAD AND LA BREA AVENUE AND THE NORTHWEST CORNER OF SOUTH BLOSSER ROAD AND BATTLES ROAD, PD-2005-017, E-2005-050.** Review of a one year extension of time for a previously approved Planned Development permit to allow 375 modular home units located in a PD/RMH (Planned Development/Residential Mobile Home) zoning district, Assessor's Parcel No. 117-240-006. This project was previously reviewed in a Supplemental Environmental Impact Report (E-2003-022). No further environmental review is required. (Project Planner: Brian Halvorson)

ACTION: By motion, granted an extension of time for one year authorized by Planned Development Permit PD-2005-017.

- b. **GENERAL PLAN AMENDMENT/ZONE CHANGE/SPECIFIC PLAN ON 740 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF SKYWAY DRIVE AND ORCUTT EXPRESSWAY (STATE HIGHWAY 135) FOR THE SANTA MARIA PUBLIC AIRPORT DISTRICT, GPZ-2005-007, SPZ-2007-001, E-2005-039.** A review of environmental impact, General Plan Amendment, zone change, and specific plan amendment for 740 acres of property located at the Santa Maria Public Airport. Assessors Parcel Numbers 111-230-090 (portion), 111-230-91, 111-230-92, 111-230-93 (portion), 111-230-94. (Project Planner: Brian R. Smith/Bill Scott)

ACTION: By motion, continued this item to the November 21, 2007, Planning Commission meeting.

PUBLIC HEARINGS:

ITEM 2 - APPLICATION FOR PLANNED DEVELOPMENT PERMIT FOR FRANK FRED A (PINE TREE PLAZA) FOR CONSTRUCTION OF A ONE STORY RETAIL/OFFICE LOCATED AT 2125 SOUTH BROADWAY, PD-2007-018, E-2007-017. Review of an application for a planned development permit to allow construction of a one story 11,180 square foot retail/office building including a second floor façade on a vacant building pad; and a two car garage for the existing caretakers house, in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 117-340-087. This project is a Class 32 Categorical Exemption. No further environmental review is required. (Project Planner: Greg Stones)

ACTION: By motion, approved the project subject to the conditions outlined in the Preliminary Draft of the Planned Development Permit. Vote: 5-0

Greg Stones presented the staff report, reviewing the project details, including zoning, site and vicinity map, as well as landscaping requirements. Mr. Stones also presented a PowerPoint presentation depicting the proposed elevations. Mr. Stones concluded by stating that staff as well as the applicant was available to answer questions.

Frank Freda, owner and builder of the project, responded to Commissioner Lopez concerning the parking spaces on the site, and commented on having garages on the site for tenants to park their vehicles with equipment in them. Mr. Freda added that this particular project was designed with the store Trader Joe's in mind. Mr. Freda stated that if those negotiations don't go through, then the building would be split up for offices and stores. For now, it is being proposed as a shell building, with nothing inside yet.

In response to Commissioner Lopez, Mr. Freda explained that the elevations facing Broadway look a bit residential because he wanted a mix of feeling, something friendly, not so commercial. Mr. Freda added that the fireplace flue is fake, and matches the one on the caretakers' unit.

In response to Commissioner Brown, Mr. Freda stated that the caretakers' unit is indeed a caretaker's house, somewhere to have someone there to watch over the place, pick up papers, and that sort of thing. Mr. Freda added that during the construction, he may use it as an office or temporary sleeping quarters, and then turn it back to caretakers' quarters.

With no further questions or comments, Chair Waterfield closed the hearing, and called for a motion. Commissioner Moats made the motion to approve the application for a Planned Development Permit for Frank Freda (Pine Tree Plaza) for construction of a one story retail/office located at 2125 South Broadway, PD-2007-018, E-2007-017, subject to the conditions outlined in the Preliminary Draft of the Planned Development Permit. Commissioner Andrade seconded it, and it passed, 5-0.

ITEM 3 - CONDITIONAL USE PERMIT FOR A 50 FOOT HIGH MONO-PINE FOR CLEAR-WIRE (WIRELESS INTERNET FACILITY) TO BE LOCATED AT 3404 MERCURY DRIVE, U-2007-016, E-2007-024. Review of a Conditional Use Permit to allow the construction of a 50 foot high mono-pine for a Clearwire Wireless Internet Facility to be located in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 111-100-011 This project is a Class 3 categorical exemption based on Section 15303 of the State CEQA Guidelines. No further environmental review is required. (Project Planner: Brian Halvorson).

ACTION: By motion, approved the project subject to the conditions outlined in the Preliminary Draft of the Conditional Use Permit, as amended. Vote: 4-1.

Brian Halvorson presented the item, outlining the details of the project as found in the staff report. Mr. Halvorson directed attention to the site plan in the staff report, and stated that the proposed mono-pine would be 28 feet back from the edge of the sidewalk. Mr. Halvorson also added that originally, there was not a landscape plan to the project, but the applicant wants to add landscaping, so the landscape plan as received, date stamped October 17, 2007, would also be part of this application. With that, Mr. Halvorson concluded the presentation, and offered to answer questions.

In response to Commissioner Andrade, Tricia Knight, the applicant, acknowledged an address error in the letter as well as the letter referring to the site as the Hertz site, when it is actually next door to that site. Ms. Knight stated that she would make those corrections and resubmit the letter for the record.

In response to Commissioner Brown, Brian Halvorson stated that this project was just north of the proposed Lakeview Promenade project.

Peggy Woods explained for Commissioner Andrade that the Lakeview Promenade project is a mixed use project consisting of commercial, retail sales and residential units. Ms. Woods added that an EIR consultant had been contracted to begin preparation of the EIR report on that project, so it is moving forward.

In response to Commissioner Andrade, Brian Halvorson acknowledged that there are a lot of items on the site, but the permit clearly states that outdoor storage is not allowed, and specifies that the items currently on the site need to be removed.

In response to Commissioner Brown, Rodger Olds stated that in the proposal for the Lakeview Promenade, the applicant is proposing to change the street name from Autopark Drive to Lakeview Promenade.

In response to Commissioner Andrade concerning a letter in the packet, Peggy Woods stated that she believed the letter was a State requirement, basically stating that the site is not affected by historical structures as listed on the National Registry for historic buildings.

Tricia Knight clarified for Commissioner Andrade that while not worded clearly, it is a State requirement to go through the State Historic Preservation Office, and the National Registrar of Historic Places before building on a site. If the proposed site is found to be within a protected area or historic site, then there are some possible mitigation measures that would need to occur. Ms. Knight stated that this letter basically states that they see nothing in conflict with those guidelines, but invite the City's comment since maybe the City knows something that the Registrar doesn't know yet.

After a bit more discussion concerning verification of the structure height, determining site locations, and type of proposed tree being chosen, there were no more questions.

With that, Chair Waterfield closed the public hearing and called for a motion. Commissioner Brown made the motion to approve the Conditional Use Permit for a 50 foot high mono-pine for Clearwire (Wireless Internet Facility) to be located 3404 Mercury Drive, U-2007-016, E-2007-024, to include the conditions as read previously – Standard Condition #7, Landscape Maintenance, and to add Special Planned Development Condition #4 for a new letter. Commissioner Moats seconded it, and it passed, 4-0-1. Commissioner Andrade abstained—stating the need to have better information and less mistakes.

ACTION: By motion, approved the project subject to the conditions outlined in the Preliminary Draft of the Conditional Use Permit, as amended. Vote: 4-1.

OTHER BUSINESS:

4. REPORT ON CITY COUNCIL ACTIONS.

5. ORAL REPORTS OF PLANNING COMMISSIONERS AND STAFF.

Rodger Olds presented an oral report to the Planning Commission concerning traffic issues at the intersection of McCoy and Broadway.

Next study session: October 25, 2007

Next regular Public Hearing: November 7, 2007

ADJOURNMENT: The meeting was adjourned at 7:37 p.m. to a Study Session on October 25, 2007, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Respectfully submitted,

/S/ PEGGY WOODS

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION